

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 4-21-03

285-

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-8
ITEM DESCRIPTION: Final Plat #02-45 to be known as Harvestview		PREPARED BY: Brent Svenby, Planner

April 16, 2003

Planning Department Review:

See attached staff report dated April 11, 2003 recommending approval subject to the following modifications / conditions:

1. *Either 20' minimum utility easements or the entire Lot 63, Block 2 must be dedicated as a utility easement for the public water mains located within the block.*
2. *Prior to the recording of the final plat documents, the applicant shall dedicate the applicable easements required for off site drainage required for the development of this property.*
3. *No parking will be permitted on the south side of 56th St. NW from 50th Ave. NW to Harvest Moon Blvd NW and along the west side of Harvest Moon Blvd NW from 56th St. NW to Harvest Lake Drive NW.*
4. *Parkland dedication shall be met as outlined in the April 15, 2003 memorandum from Rochester Park and Recreation. The current dedication calculation is based on the number of proposed residential units (62 units). Additional dedication will be calculated when the site plans for the apartments and mixed used buildings are provided and an exact number of residential units are known.*
5. *The applicant shall dedicate Outlots A and C to the City.*

Council Action Needed:

1. *A resolution approving the plat can be adopted.*
2. *A resolution establishing Harvest Moon Blvd. NW between 56th Street NW to Harvest Lake Drive NW as a one-way northbound roadway.*

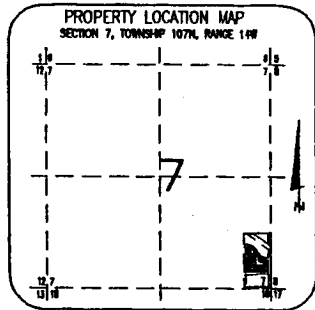
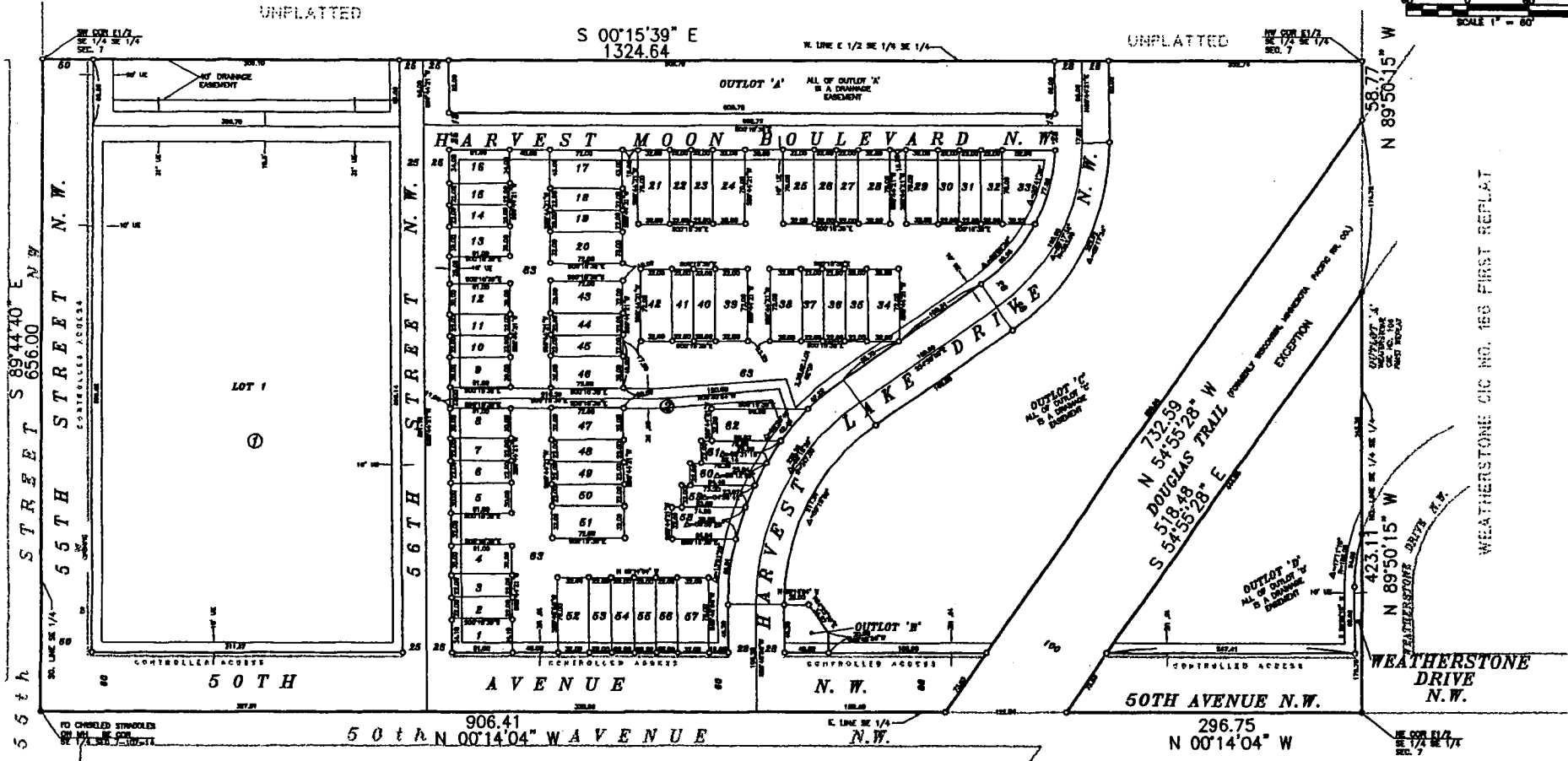
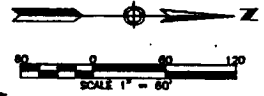
Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, April 21, 2002 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

[illegible][illegible][illegible]

HARVESTVIEW

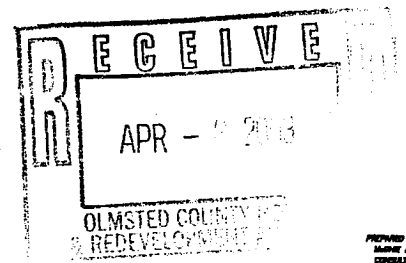


NOTE:
ALL BOUNDARY BEARING DATA
ARE 1/4" OR CLOSER TO
THE CORNER OR POINT
WHICH WILL BE SET WITHIN 1 YEAR
AFTER RECORDING OF THIS PLAT.
ALL BOUNDARY BEARING DATA
ARE TO BE 1/4" OR CLOSER
UNLESS OTHERWISE NOTED.

UTILITY EASEMENT (UE) defined:
An unobstructed easement for the construction
and maintenance of all necessary underground or
surface public utilities including rights to
conduct drainage and borrowing on said easement.

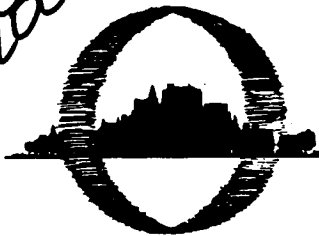
DRAINAGE EASEMENT (DE) defined:
An unobstructed easement for the operation and
maintenance of waterways, both surface and
underground, running over, across, and under
said easement.

CONTROLLED ACCESS defined:
A right or agreement to, from, or across the abutting
real estate is restricted by the road authority pursuant
to Minnesota State Statute 162.06.



PREPARED BY:
HARVEY & BATES, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
REGISTERED, MINNESOTA

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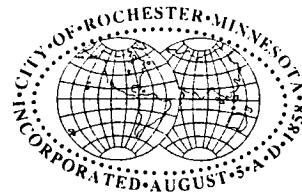


ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: April 16, 2003

RE: Final Plat #02-45 by Bigelow Enterprises to be known as Harvestview. The Plat proposes to subdivide approximately 18.53 acres of land into 64 lots of which 62 lots are for single family attached dwellings, one lot is for common open space and one lot for a future commercial development and 4 outlots. The plat also dedicates the right of way for new public roadways. The property is located along the north side of 55th Street NW and along the west side of 50th Avenue NW.

Planning Department Review:

Applicant/Owner: Joel Bigelow & Sons Enterprises, Inc.
706 County Road 3 NW
Byron, MN 55920

Surveyors/Engineers: McGhie & Betts, Inc.
1648 Third Ave. SE
Rochester, MN 55904

Referral Comments:

1. Rochester Park and Recreation Department
2. Rochester Public Works Department
3. Planning Department – Addressing Staff
4. Planning Department - Wetlands
5. RPU – Water Division
6. RPU - Operations Division
7. Rochester Building and Safety Department
8. Fire Department

Report Attachments:

1. Referral Comments (5 Letters)
2. Copy of Final Plat
3. Location Map

Plat Data:

Location of Property: The property is located on the north side of 55th Street NW and along the west side of 50th Avenue NW.

Zoning: The property is located in the Harvestview Special District.



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Proposed Development:

This plat consists of 18.53 acres to be subdivided into 64 lots and 4 outlots. Lots 1 – 62, Block 2 are for single family attached dwellings. According to the GDP, Lot 1 Block 1 would be a mixture of residential and commercial development.

Roadways:

Public roadways are planned throughout the development. The plat dedicates 60 feet of right-of-way of 50th Avenue NW and 50 feet of right-of-way for 55th Street NW. The plat also dedicates right-of-way for 3 new public roadways.

The first roadway "Harvest Drive NW" is a 32 foot wide designed roadway on a 56 foot wide right-of-way. This roadway will continue to the west as development occurs to the west.

The second roadway "56th Street NW" is a 28 foot wide designed roadway on a 50 feet wide right-of-way. This roadway will continue to the west as development occurs to the west.

The third roadway "51st Avenue NW", is a one-way designed roadway with 22 feet curb to curb on 38 feet of right-of-way. The roadway will have parking on one side.

Pedestrian Facilities:

A Development Agreement and Supplemental to the Development Agreement, which includes the requirements for pedestrian facilities, has been executed with the City of Rochester.

Wetlands:

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The Soils Survey does not indicate hydric soils within this Plat.

Public Utilities:

The City has approved the public improvement (water main and sanitary sewer construction) plans for the subdivision. Either 20' minimum utility easements or the entire Lot 63, Block 2 must be dedicated for the public water mains within the block.

Spillover Parking:

Spillover parking requirements were reviewed at the time the performance residential development plan was approved.

Parkland Dedication:

The Rochester Park and Recreation Department recommends that parkland dedication requirements for this development be met via the deferred land dedication to occur west of Harvestview with dedication to occur when the future park site is accessed via a public street or the park department wishes to begin development of the site.

The current dedication calculation is based on the number of proposed residential units (62 units). Additional dedication will be calculated when the site plans for the apartments and mixed used buildings are provided and an exact number of residential units are known.

General Development Plan:

The proposed plat is consistent with the approved Harvestview General Development Plan.

Preliminary Plat:

The Common Council approved the preliminary plat on October 21, 2002 subject to 6 conditions.

1. The plat shall be revised to:
 - Dedicate controlled access along 50th Avenue NW and 55th Street N, with the exception of the approved street accesses approved through the GDP process.
 - Dedicate a utility easement over all of Lot 63, Block 2.
 - To change the name of the roadway labeled "Harvest" to a name approved by the GIS/Addressing Staff.
 - Dedicate a utility and drainage easement over Outlot A
2. The applicant shall amend the existing Development Agreement with the City of Rochester to address the change in purposed use from single family low density residential to a mixed use of commercial, multi-family residential and low density residential.
3. Parkland dedication shall be met as outlined in the September 4, 2002 memorandum from Rochester Park and Recreation. The current dedication calculation is based on the number of proposed residential units (62 units). Additional dedication will be calculated when the site plans for the apartments and mixed used buildings are provided and an exact number of residential units are known.
4. Pedestrian facilities are required along both sides of all new public roads within this property, as well as, a bituminous path along the entire southerly frontage of 55th St NW, and the easterly frontage of 50th Ave NW. The Owner's obligations regarding the required pedestrian paths are addressed in the existing Development Agreement.
5. The applicant shall dedicate Outlots A, B, C and D to the City as required in the Development Agreement.
6. Storm Water Management will be provided by the proposed detention facility north of Harvest Dr NW. A proportional Storm Water Management charge will apply to the areas of this property that are not developed as Low Density Residential.

Planning Staff and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual and would recommend approval of this final plat subject to the following conditions / modifications:

1. *Either 20' minimum utility easements or the entire Lot 63, Block 2 must be dedicated as a utility easement for the public water mains located within the block.*
2. *Prior to the recording of the final plat documents, the applicant shall dedicate the applicable easements required for off site drainage required for the development of this property.*

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3. *No parking will be permitted on the south side of 56th St. NW from 50th Ave. NW to Harvest Moon Blvd NW and along the west side of Harvest Moon Blvd NW from 56th St. NW to Harvest Lake Drive NW.*
4. *Parkland dedication shall be met as outlined in the April 15, 2003 memorandum from Rochester Park and Recreation. The current dedication calculation is based on the number of proposed residential units (62 units). Additional dedication will be calculated when the site plans for the apartments and mixed used buildings are provided and an exact number of residential units are known.*
5. *The applicant shall dedicate Outlots A and C to the City.*

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 4/15/03

The Department of Public Works has reviewed the application for Final Plat #02-45 for the proposed Harvestview development. The following are Public Works comments on this request:

1. A Development Agreement and Supplemental to the Development Agreement have been executed for this property. Development is subject to the terms of the Agreement and Supplemental Agreement.
2. A City-Owner Contract has been prepared for the public infrastructure that will be built to serve this Property. Execution is required prior to construction.
3. The Owner's consultant has submitted a description for an off site drainage easement that is required for the development of this Property. Dedication of the applicable easement is required prior to recording the Plat for the Property.
4. The City is a fee Owner of a portion of this Property but is not listed as a signatory on the signature page.
5. The Council Resolution approving the Final Plat should include establishing Harvest Moon Blvd NW between 56th ST NW & Harvest Lake Dr NW as a one-way northbound.
6. No parking at any time will be permitted on the south side of 56th St NW from 50th Ave NW to Harvest Moon Blvd NW. In addition, no parking at any time will be permitted on the west side of Harvest Moon Blvd NW from 56th St NW to Harvest Lake Dr NW.

Development charges and fees applicable to the development of this property are addressed in the Development Agreement and Supplemental Agreement, as well as the City-Owner Contract, and include the following (rates are subject to annual review and change and are current through 7/31/03):

- ❖ Sewer Availability Charge (SAC) @ \$1790.25 per developable acre.
- ❖ Water Availability Charge (WAC) @ \$1790.25 per developable acre.
- ❖ Proportional Storm Water Management Fee based on proposed change in Land Use from Residential.
- ❖ Contribution for Pedestrian Path along 55th St NW, in lieu of construction by the Owner.
- ❖ Northwest Transportation Improvement District Charges @ \$2007.14 per gross acre.
- ❖ Cascade Section 7 Storm Water District Charge @ \$1082.60 per acre base rate, minus credit for private grading for the drainage facility, as specified in the Supplemental Agreement.
- ❖ First Seal Coat Charge based on \$0.49 per square yard of public street surface.
- ❖ Traffic Signs as determined by the City Engineer

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: April 15, 2003
TO: Jennifer Garness
Planning
RE: Harvestview
Final Plat # 02-45

Acreage of plat.....	18.53 acres
Number of dwelling units.....	62 units
Density factor.....	.0244
Dedication	1.51 acres
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication with land to be dedicated located adjacent to proposed elementary school site to be located westerly of this plat. The land to be dedicated when the property is accessed via public street or when the City wishes to begin development of the property.

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: April 9, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Final Plat 02-45 by Bigelow Enterprises to be known as Harvestview. The Plat proposes to subdivide approximately 18.53 acres of land into 64 lots of which 62 lots are for single family attached dwellings, one lot is for common open space and one lot is for a future commercial development and 4 outlots.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
Joel Bigelow & Sons Enterprises, Inc. – 706 County Rd 3 NW – Byron, MN 55920
McGhie & Betts, Inc. – 1648 Third Ave SE – Rochester, MN 55904



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April 14, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Final Plat #02-45 by Bigelow Enterprises to be known as Harvestview.

Dear Ms. Garness:

Our review of the referenced final plat is complete and we have no objections.
The final utility plans have been approved.

Our review of the referenced final plat is complete and our comments follow:

1. Either 20' minimum utility easements or the entire Lot 63, Block 2 must be dedicated for the public water mains within this lot.
2. The final utility plans have been approved.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention

Memo

To: Jennifer Garness, Planning Department

From: Kenneth Heppelmann

CC: Joel Bigelow & Sons Enterprises, Inc.
McGhie & Betts, Inc.
Gary Schick, Plumbing Inspector
Mark Sparks, Electrical Inspector

Date: April 11, 2003

Re: Final Plat #02-45 by Bigelow Enterprises to be known as Harvestview.

The above referenced development appears to indicate new construction that is regulated under the Building Code and will require building permits. Complete plans and specifications are required to be submitted for a building permits prior to construction.

The proposed construction appears to consist of attached single-family dwellings (townhomes) on separate lots with property lines between the units. Please verify the following items:

- Separate utility services (i.e. sewer, water, gas, electric, etc.) are required to be provided to each dwelling unit. The utilities are not permitted to encroach onto or through the adjacent lots.
- The dwelling units are required to be separated with fire resistive rated wall assemblies in accordance with the 2000 IRC, Section 321.2.
- The fire resistive rating of exterior walls, and projections from such walls, with a fire separation distance of less than three feet is required to comply with IRC Section 302.1.

Please let me know if you have any questions or concerns.

Thank you